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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER 
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER 
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MARCH 7, 2018

SUBJECT: A. GP17-1017, WILLIAMS FIELD LUXURY SENIOR LIVING:
REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO
CHANGE THE LAND USE CLASSIFICATION OF
APPROXIMATELY 5.21 ACRES OF REAL PROPERTY
GENERALLY LOCATED A QUARTER MILE WEST OF THE
SOUTHWEST CORNER OF HIGLEY AND WILLIAMS FIELD
ROADS FROM COMMUNITY COMMERCIAL TO
RESIDENTIAL >25-50 DU/ACRE LAND USE CLASSIFICATION.

B. Z17-1027, WILLIAMS FIELD LUXURY SENIOR LIVING:
REQUEST TO AMEND THE TOWN OF GILBERT ZONING MAP
AND DEVELOP THE WILLIAMS FIELD LUXURY SENIOR
LIVING PLANNED AREA DEVELOPMENT PLAN ON
APPROXIMATELY 5.21 ACRES OF REAL PROPERTY,
GENERALLY LOCATED A QUARTER MILE WEST OF THE
SOUTHWEST CORNER OF HIGLEY AND WILLIAMS FIELD
ROADS FROM APPROXIMATELY 5.21 ACRES OF
COMMUNITY COMMERCIAL (CC) ZONING DISTRICT TO
APPROXIMATELY 5.21 ACRES OF MULTI FAMILY / MEDIUM
(MF/M) ZONING DISTRICT WITH A PLANNED AREA
DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

To allow for a Planned Area Development with increased density to accommodate senior living.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP17-1017, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z17-1027, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Pew and Lake/Vivo Development

Name: Ralph Pew/Jose Pombo

Address: 1744 S. Val Vista Drive
Mesa, AZ 85204

Phone: 480-461-4670

Email: Ralph.pew@pewandlake.com
Jpombo@vivopartners.com

Name: Mark Ellsworth

Address: 2447 E. 5th Street
Tempe, AZ 85281

Phone: 480-216-5652

Email: markellsworth@cox.net

BACKGROUND/DISCUSSION

History

Date	Description
May 9, 2006	Town Council approved the annexation of 60.93 acres in A06-21, adopted by Ordinance No. 1748.
September 26, 2006	Town Council approved the rezoning in case Z06-22 for 60.93, adopted by Ordinance No. 1833.

Overview

The proposed project is a 5.21 gross acre parcel a quarter mile west of the southwest corner of Higley and Williams Field Roads. The request is for a General Plan amendment and rezoning to allow for an age restricted senior living project. The multi-family senior living project is a 152 unit 3-story apartment complex. It is not a congregate care facility. The project was specifically designed for age restricted active adults, whose desire is to be a part of an amenity rich community with access to public transportation and proximity to nearby civic and retail destinations. Through a Planned Area Development (PAD) overlay, the Land Development Code (LDC) Section 3.101C allows for development intensity greater than permitted by base district regulations for senior housing.

Surrounding Land Use & Zoning Designations:

	Land Use Classification	Zoning	Existing Use
North	Residential >3.5-5 DU/Acre	SF-7 PAD/SF-D	Williams Field Rd and then residential homes

South	Residential >3.5-5 DU/Acre	SF-10 PAD	Existing homes
East	Community Commercial	CC	Auto Repair/Self-Storage
West	Residential >3.5-5 DU/Acre	SF-10 PAD	Existing homes
Site	Community Commercial	CC	Vacant

General Plan

The request is for a minor General Plan amendment from Community Commercial to Residential > 25-50 DU/Acre to accommodate the development of a 152-unit, senior multifamily residential development on 5.21 gross acres.

This property is considered a remnant parcel. It has been leftover and undeveloped through multiple building cycles that the Town of Gilbert has experienced. The parcel's current land use classification of Community Commercial has proven somewhat limiting adjacent to residential and 1000' from a major intersection corner.

The General Plan proposes a range of land uses, densities and intensity of uses. The proposed land use would provide housing for seniors along Valley Metro Bus Route 156, connecting seniors to necessary services valley wide including Mercy Gilbert Medical Center, Phoenix-Mesa Gateway Airport, ASU Polytechnic, and all cities between Gilbert and downtown Phoenix. The project area contains a wide variety of nearby commercial retail uses and services, and the pedestrian oriented design of Williams Field Road.

The proposed amendment supports the goals and policies of the Town of Gilbert General Plan in the following ways:

Goal 1.0, Policy 1.3: Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.

This project would provide a new senior independent living community within the established surrounding community. This will allow seniors the opportunity to live in an area with good access to necessary services, multi-modal and public transportation. Additionally, the proposed senior focused community provides necessary multigenerational housing in an area underserved by this type of housing.

Goal 1.0, Policy 1.8: Promote revitalization of under-utilized industrial and commercial properties.

This parcel is an under-utilized commercial parcel located mid-block at the edge of existing commercial properties, making the viability of future commercial development challenging. The development proposed with this amendment will provide a preferred transition from the existing commercial uses to the east, extend the quality residential development within the community, and provide multigenerational housing where none currently exist.

Rezoning

The current Community Commercial zoning of the property has been in place since it was annexed in 2006. The property was previously a plant nursery. The land has remained vacant

since the nursery closure. The applicant has requested multi-family zoning at a density of 29.2 DU/Acre, a density higher than the maximum of 25 DU/Acre allowed in Multi Family/Medium. However, LDC Section 3.101C allows for increased intensity/density from the base development standards for senior living. Therefore, a PAD may be used to modify the standards including density for this senior living development.

The PAD Development Plan details the modifications requested for this project; see table below in Bold Italic:

Section 2.202 Multi-Family Residential Districts (MF/M) This district permits multi-family housing at densities of ~~14-25~~ **14-30** dwelling units per gross acre.

Project Data Table

Site Development Regulations	Required per LDC CC	Required per LDC MF/M	Proposed MF/M PAD
Minimum Lot Area	N.A.	1,750 sf	<i>1,352 sf</i>
Maximum Building Height	35'/2 story	40'/3 story	34'/3 story
Step-back Requirement	N.A.	10' at 3rd floor	10' at 3rd floor
Minimum Perimeter Building Setback			
Front to ROW	20'	30'	30'
Side to residential	30'	30'	30' (69' provided)
Side to non-residential	15'	20'	20' (76' provided)
Rear to residential	20'	30'	30' (92' provided)
Minimum Perimeter Landscape Area			
Front to ROW	20'	20'	20'
Side to residential	25'	20'	20'
Side to non-residential	15'	20'	<i>5' requested on the east</i>
Rear to residential	30'	20'	20'
Minimum Separation Between Buildings	10' single story 20' two story	20' single and two story 30' three story	20' single and two story 30' three story
Common Open Space	15%	40%	40%
Minimum Private Open Space	NA	60 sf	<i>0 sf on third floor facing south only</i>
Swimming Pool	NA	600 sf	2,300 sf
Community Center	NA	1,000 sf	7,600 sf
Children's Play Area	NA	400 sf	<i>0 sf NA</i>
Trees per unit	NA	1/unit	1/unit (1.2 provided)
Parking	NA		
Unit count		152	
Studio		22 x 1 = 22	18
1 bedroom		114 x 1 = 114	140

2 bedroom		$16 \times 2 = 32$	12
guest		$0.25/\text{unit} = 38$	38
		206 parking spaces required	208 parking spaces provided
Covered		1 space per unit shall be covered = 152- enclosed = 114 (55%)	140 (67%)
Enclosed		of which 25% shall be enclosed = 38	12 (7%)

NOTE: The existing perimeter wall will remain as is or if needed, will be repaired or replaced by the Developer in coordination with adjacent property owners.

Study Session Discussion

Planning Commission Members asked about the proposed Open Space reduction. Staff explained the Open Space reduction is for the Private Open Space, which are the patio and balcony areas. Staff noted that on the third floor, the applicant deliberately didn't place balconies facing south per the request of the neighbors. There was some confusion as to whether those third floor south facing units had any private open space. *Upon further review it was determined that no those 5 units would have no outdoor private open space. To reiterate, the 5 units with no balconies are on the 3rd floor facing south in order to be responsive to neighbors. Of the remaining 147 units, 106 meet the 60 sf private open space requirements and 41 units were provided 45 sf private open space.*

There were question as to whether the project met Site Plan Fire Code. As shown, *the site plan is in conformance with Fire requirements.*

Planning Commissioners asked if staff had any concern with the density because it seemed very dense with that many units on that number of acres. *Staff is supportive of the project, noting that the project is partially within the Gateway Character Area and close to Cooley Station. Staff noted that higher Multi-Family density is desired in the area close to Cooley Station and within the Gateway Character Area. Staff is not overly concerned with the density.*

Planner Commissions asked if there was a required perimeter fence height. *Staff stated there is an existing wall around the property on three sides and the existing fence was between 7' and 8'.*

A commissioner noted that a 7' or 8' wall should conceal the trash enclosures. *Trash enclosures will be addressed during Design Review.*

PUBLIC NOTIFICATION AND INPUT

Two neighborhood meetings were held, one on March 23, 2017 and one on November 29, 2017. Approximately 17 residents attended the first meeting and 10 residents attended the second meeting.

At the first meeting, the residents asked questions and made comments regarding:

- Multi story buildings (*opposed*)

- Height of buildings (*34'3 story*)
- Monthly leases and how long will the lease be (*12 to 18 months*)
- Will it be a very transient community?
- Parking next to the back walls of adjacent homes
- Landscape setback with trees, bushes and curbing to protect their property
- In favor of a commercial uses, even a teen night club or a gas station, instead of this building
- Number of units (*152*)
- Fire access (*meets the standard of 2 entrances*)
- Landscaping, specifically the trees that lined the fence line (*willing to work with the neighbors on plant materials selection*)

At the second meeting, the residents asked questions and made comments regarding:

- Property values
- Project timing (*single phase 18 months*)
- Temporary basins along Williams Field Road
- Garbage locations (*all on the east away from existing homes*)
- Common kitchens (*one common kitchen in the recreation building for demonstrations*)
- Independent living
- Covered parking locations
- Parking canopy heights (*min under canopy clearance is 8' by Code*)
- Landscape type and locations (*No Sissoos, ok with Evergreen Elms or Pistache*)

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

SCHOOL DISTRICT

There is no anticipated impact on the Higley School District with this General Plan amendment and rezoning.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.

4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP17-1017, to change the land use classification of approximately 5.21 acres of real property, generally located west of the southwest corner of Higley and Williams Field Roads from Community Commercial to Residential >25-50 DU/Acre land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z17-1027, rezoning approximately 5.21 acres of real property generally located west of the southwest corner of Higley and Williams Field Road from approximately 5.21 acres of Community Commercial (CC) zoning district to approximately 5.21 acres of Multi Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions.
 1. Reimbursement of off-site improvements to Williams Field Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
 2. Prior to the effective date of this ordinance, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement.
 3. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.

4. Developer shall create a Homeowner's Association (HOA) or Property Owner's Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way
5. Developer shall record easements to be owned by the HOA or POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. Such easements shall be open to public access and use.
6. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
7. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:
 - a. Section 2.202 Multi-Family Residential Districts (MF/M) This district permits multi-family housing at densities of 14-30 dwelling units per gross acre.

Site Development Regulations	MF/M PAD
Minimum Lot Area	1,352 sf
Minimum Perimeter Landscape Area	
Side to non-residential	5' on the east
Minimum Private Open Space	0 SF on third floor only
Children's Play Area	0 SF N/A
Parking	
Enclosed Parking	7%

NOTE: Existing perimeter walls to remain

Respectfully submitted,

Amy Temes
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Planning Commission Study Session Minutes of February 6, 2018

Notice

GP17-1017 and Z17-1027: Williams Field Luxury Senior Living
Attachment 1 - Notice of Public Hearing
March 7, 2018

PLANNING COMMISSION DATE:

Wednesday, March 7, 2018* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, April 5, 2018 TIME: 6:30 PM

**LOCATION: Gilbert Municipal Center
Council Chambers**

50 E. Civic Center Drive

Gilbert, Arizona 85296

* Call Planning Department to verify date and time: (480) 503-6729

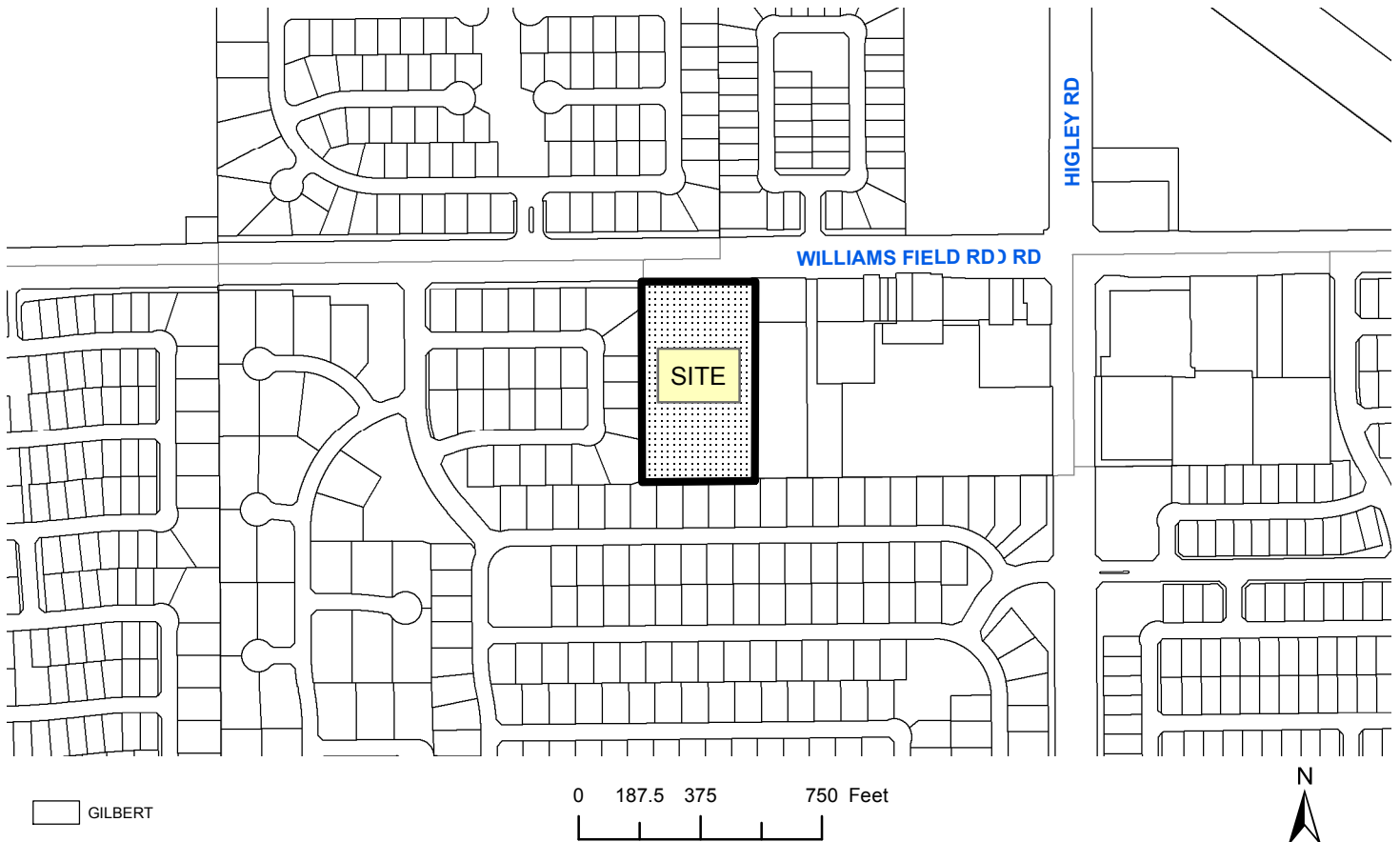
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

GP17-1017: Request for Minor General Plan Amendment to change the land use classification of approximately 5.21 acres of real property generally located west of the southwest corner of Higley and Williams Field Roads from Community Commercial to Residential >25-50 DU/Ac. The effect of this amendment will be to change the plan of development for the property to allow senior residential development.

Z17-1027: Request to rezone approximately 5.21 acres of real property generally located west of the southwest corner of Higley and Williams Field Roads from Town of Gilbert Community Commercial (CC) zoning district to Multi Family / Medium (MF/M) zoning district with a Planned Area Development Overlay zoning district to increase the opportunities for senior housing development. The effects of the rezoning will be to: increase the maximum density, decrease the minimum net land area per unit, decrease the side landscape area adjacent to non-residential, decrease the minimum requirement for private open space, decrease the number of enclosed parking stalls required, eliminate the children's play area requirement, and to allow the existing separation fence to remain on the south and west property lines.

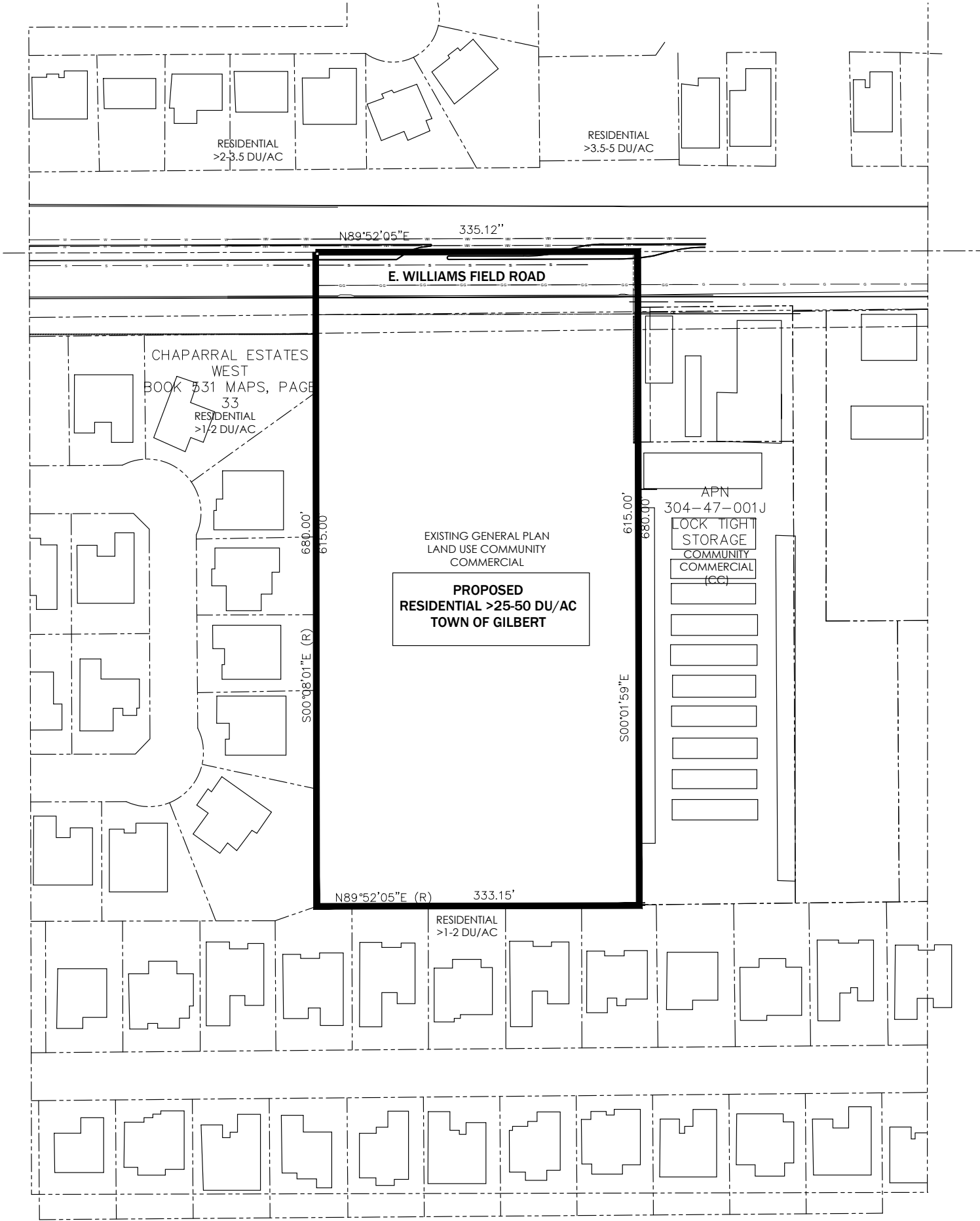
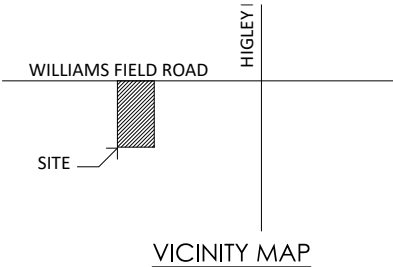
SITE LOCATION:



APPLICANT Pew and Lake
CONTACT: Ralph Pew
ADDRESS: 1744 S Val Vista Drive
Mesa, AZ 85204

TELEPHONE: (480) 461-4670
E-MAIL: Ralph.Pew@pewandlake.com

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PROJECT DATA

PROPERTY OWNER:
ELLSWORTH FARMS, LLP
246 E. LEHI ROAD
MESA, ARIZONA 85201
CONTACT: MARK ELLSWORTH

DEVELOPERS:
VIVO DEVELOPMENT PARTNERS
4650 E. COTTON CENTER BLVD
PHOENIX, AZ 85040
PHONE: (602) 393-9370
CONTACT: JOSE POMBO

ARCHITECT:
WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD, SUITE 123
CHANDLER, AZ 85225
CONTACT: MICHAEL PERRY, AIA
PHONE: (480) 963-2911
FAX: (480) 821-0148

PARCEL ADDRESS/APN

ADDRESS: 3021 E. WILLIAMS FIELD
GILBERT, AZ 85295

APN: 304-47-009 B

PROJECT AREA SUMMARY

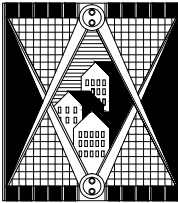
	EXISTING GP	PROPOSED GP	GROSS AREA (ACRES)	DENSITY
WILLIAMS FIELD SENIOR LIVING	CC	Residential >25-50 DU/AC	±5.21	29.2 DU/AC

WILLIAM FIELD
ROAD
SENIOR LIVING

WILLIAMS FIELD ROAD
& HIGLEY ROAD
GILBERT, ARIZONA
REVISION SCHEDULE

PRELIMINARY

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891



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GENERAL PLAN EXHIBIT

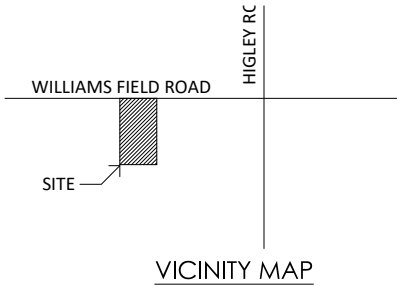
PROPOSED GENERAL PLAN LAND USE CATEGORY

SCALE: 1" = 60'-0"

Contractor must verify all dimensions at project before proceeding with this work.

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CHANDLER, AZ 85225
CONTACT: MICHAEL PERRY, AIA
PHONE: (480) 963-2911
FAX: (480) 821-0148

PROPOSED ZONING

MULTI-FAMILY/MEDIUM (MF/M) PAD

PARCEL ADDRESS/APN

ADDRESS: 3021 E. WILLIAMS FIELD
GILBERT, AZ 85295
APN: 304-47-009 B

PROJECT AREA SUMMARY

EXISTING ZONING	PROPOSED ZONING	GROSS AREA (ACRES)	NET AREA (ACRES)
CC	MF-M PAD	±5.21	±4.72

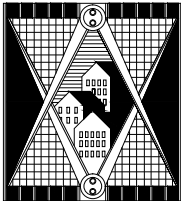
WILLIAMS FIELD SENIOR LIVING

WILLIAM FIELD ROAD
ROAD
SENIOR LIVING

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& HIGLEY ROAD
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ZONING EXHIBIT

PROPOSED ZONING

SCALE: 1" = 60'-0"

0 30' 60' 120'

GP17-1017 and Z17-1027: Williams Field Luxury Senior Living
Attachment 4 - Development Plan
March 7, 2018

Contractor must verify all dimensions at project before proceeding with this work.
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CONTACT: MICHAEL PERRY, AIA
PHONE: (480) 963-2911
FAX: (480) 821-0148

SITE DATA

ADDRESS: 3021 E. WILLIAMS FIELD
GILBERT, AZ 85295

APN NUMBERS: 304-47-009 B

PROJECT DESCRIPTION: LUXURY SENIOR
LIVING COMMUNITY

ADJACENT ZONING WITHIN 300':
NORTH: SF-7
EAST: SF-10
SOUTH: SF-10
WEST: CC

NET SITE AREA 4.72 ACRES
(TO PROPERTY LINE): (205,546 S.F.)

GROSS SITE AREA 5.21 ACRES
(TO CENTERLINE) (227,210 S.F.)

CURRENT ZONING: COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING: MULTI-FAMILY/MEDIUM PAD (MF-M)

BUILDING AREA:
TOTAL GROSS BLDG. AREA: 145,371 S.F.

PAD MODIFICATIONS TABLE

MIN. NET LAND AREA PER UNIT: 1,352 SF

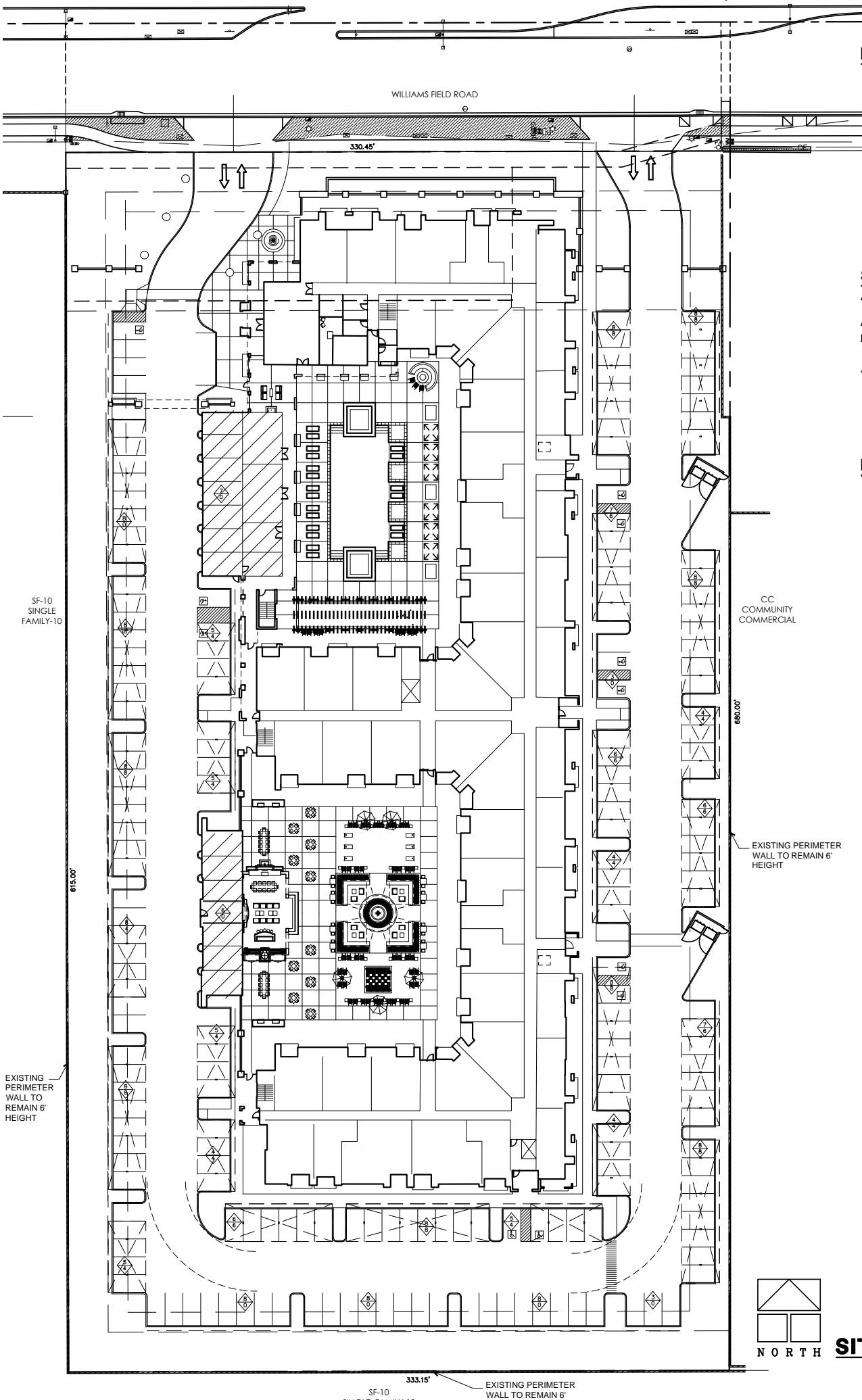
MIN. LANDSCAPE AREA SIDE
(NON) RESIDENTIAL: 5'-0"

MIN. PRIVATE OPEN SPACE: 45 SF

COVERED PARKING: 1 PS PER UNIT OF
WHICH 7% SHALL
BE ENCLOSED

CHILDREN'S PLAY AREA: NONE

EXISTING WALL 6' TO REMAIN
INCREASE THE MAX DENSITY PERMITTED WITH MF/M



SITE PLAN

SCALE: 1" = 30'-0"

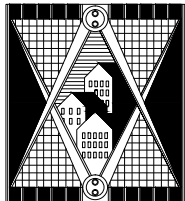
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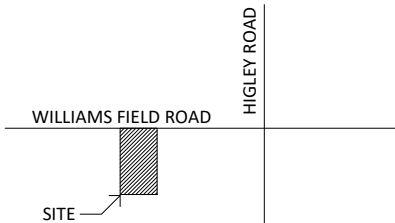
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PRELIMINARY
SITE PLAN

VICINITY MAP



DRAFT

**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
FEBRUARY 7, 2018**

COMMISSION PRESENT: Vice Chairman Brian Andersen
Commissioner Carl Bloomfield
Commissioner David Cavenee
Commissioner Greg Froehlich
Commissioner Brian Johns
Commissioner Joshua Oehler
Alternate Commissioner Seth Banda
Alternate Commissioner Daniel Cifuentes

COMMISSION ABSENT: Chairman Kristofer Sippel

STAFF PRESENT: Gilbert Olgin, Planner II
Keith Newman, Planner II
Ashlee MacDonald, Senior Planner
Amy Temes, Senior Planner
Nathan Williams, Senior Planner
Principal Planner Catherine Lorbeer

ALSO PRESENT: Council Liaison Brigitte Peterson
Attorney Nancy Davidson
Recorder Debbie Frazey

CALL TO ORDER

Vice Chair Brian Andersen called the February 7 Study Session of the Planning Commission to order at 5:05 p.m. Vice Chair Andersen said that Agenda Items 1 and 2 had not been properly noticed, so they would be moving those items to a future agenda. Vice Chair Andersen then called the first case.

**3. GP17-1017, WILLIAMS FIELD LUXURY SENIOR LIVING: REQUEST FOR
MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE
CLASSIFICATION OF APPROXIMATELY 5.21 ACRES OF REAL PROPERTY**

Town of Gilbert Planning Commission
Study Session February 7, 2017

GENERALLY LOCATED A QUARTER MILE WEST OF THE SOUTHWEST CORNER OF HILGEY AND WILLIAMS FIELD ROADS FROM COMMUNITY COMMERCIAL TO RESIDENTIAL >25-50 DU/AC LAND USE CLASSIFICATION.

Z17-1027, WILLIAMS FIELD LUXURY SENIOR LIVING: REQUEST TO AMEND ORDINANCE NO. 1833 AND REZONE APPROXIMATELY 5.21 ACRES OF REAL PROPERTY, GENERALLY LOCATED A QUARTER MILE WEST OF THE SOUTHWEST CORNER OF HILGEY AND WILLIAMS FIELD ROADS FROM APPROXIMATELY 5.21 ACRES OF COMMUNITY COMMERCIAL (CC) ZONING DISTRICT TO APPROXIMATELY 5.21 ACRES OF MULTI FAMILY / MEDIUM (MF/M) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

Amy Temes began her presentation on GP17-1017 and Z17-1027, William Field Luxury Senior Living. She shared the location on Williams Field Road just west of Higley. She said that there was a storage facility to the east and an auto repair facility and SF-10 residential housing surrounding the property on the other sides. She said the applicant is requesting a General Plan Amendment to change 5.21 acres from Community Commercial to Residential > 25-50 DU/AC Land Use Classification. However, she noted that there is not a zoning category that corresponds to that Land Use Classification. She said that under the Planned Area Development Section of the LDC, it is allowed for Senior Living to exceed the density that is listed in the Multi-Family / Medium (MF/M) category and ask for increased intensity/ density. She said the applicant is asking to increase the density up to 29.2 DU/Acre as part of their Planned Area Development (PAD). Planner Temes provided the Site Plan. She also shared the Development Plan. She said they have asked for a few modifications (as listed below):

The PAD Development Plan details the modifications requested for this project:

Project Data Table

Site Development Regulations	Required per LDC CC	Required per LDC MF/M	Proposed MF/M
Minimum Lot Area	N.A.	1,750 sf	1,352 sf
Maximum Building Height	35'/2 story	40'/3 story	34'/3 story
Step-back Requirement	N.A.	10' at 3rd floor	10' at 3rd floor
Minimum Building Setback			
Front to ROW	20'	30'	30'
Side to residential	30'	30'	30' (69' provided)
Side to non-residential	15'	20'	20' (76' provided)
Rear to residential	20'	30'	30' (92' provided)
Minimum Landscape Area			
Front to ROW	20'	20'	20'

Side to residential	25'	20'	20'
Side to non-residential	15'	20'	5' requested on the east
Rear to residential	30'	20'	20'
Minimum Separation Between Buildings	10' single story 20' two story	20' single and two story 30' three story	20' single and two story 30' three story
Common Open Space	15%	40%	40%
Minimum Private Open Space	NA	60SF	45SF
Swimming Pool	NA	600SF	2,300SF
Community Center	NA	1,000SF	7,600SF
Children's Play Area	NA	400SF	0SF NA
Trees per unit	NA	1/unit	1/unit (1.2 provided)
Parking	NA		
Unit count		152	
Studio		22 x 1 = 22	18
1 bedroom		114 x 1 = 114	140
2 bedroom		16 x 2 = 32	12
guest		0.25/unit = 38	38
		206 parking spaces required	208 parking spaces provided
Covered		1 space per unit shall be covered = 152- enclosed = 114 (55%)	140 (67%)
Enclosed		of which 25% shall be enclosed = 38	12 (7%)

Planner Temes particularly noted that they are asking for the minimum Private Open Space to be reduced from 60 square feet to 45 square feet. She indicated that this request was due to the discussions with the neighbors at the neighborhood meetings. She said they didn't want a lot of balconies and patios facing the residential, so some of that has been cut back a bit to be able to accommodate that particular change, as well as the 10' setback. She also pointed out that the Children's Play area was not really applicable to an age-restricted 55 or older product. She said that the proposed project is an apartment complex and is not a care facility or nursing home, but will be apartments for seniors. She shared that two neighborhood meetings had been held. She said that she believes the applicants did a really good job of working with neighbors and taking to heart the comments and concerns brought up during the first meeting. She specifically noted concerns about the 2-story buildings and some of the concerns with trees and shrubs, buffering and parking. She said a second neighborhood was held to show the neighbors the proposed concept. She said they had also worked with the neighbors to pick the adjacent plant material so that the neighbors with pools wouldn't have a nuisance issue. She said they also worked with garbage locations to try and move them more to the east side and away from the south and west

sides near the residential living. She said they also moved some of the covered parking locations.

Planner Temes shared some perspectives of the proposed apartment complex, noting that these perspectives were shown to the neighbors at the neighborhood meeting. She reminded the Commission that the Design Review portion of the application was not in process as of yet, but the renderings gave an idea of what the project would look like. She said that they provided a lot of horizontal and vertical movement in the buildings. She said that change also was at the request of the neighbors, in an effort to push back some of the apartments so that the third floor, which would be the most visible, wasn't looming. She shared the elevations. Planner Temes finished her presentation and asked for input from the Commission.

Vice Chair Andersen thanked Amy Temes for her presentation and called for questions or comments.

Question: Joshua Oehler asked about the Open Space reduction. He asked Planner Temes to highlight the proposed changes.

Answer: Amy Temes said that the Open Space reduction is for the Private Open Space which is the patio and balcony areas. She noted that on the third floor they deliberately didn't put patios and balconies or they kept them at a minimum level. She explained that in trying to push those areas back and condense them, they were having trouble meeting the requests of the neighbors and meeting the 60 square feet requirement. She said there are very large Open Space areas in the middle of the courtyard. She indicated the location of the pool in the upper Open Space and the location of a passive Open Space down below. She said they are providing very nice amenities, but acknowledged that it still wasn't a balcony or a patio and she said she realizes that the Commission usually has concerns about Private Open Space.

Question: Joshua Oehler asked if the new Private Open Space number reflected an average or the smallest one.

Answer: Amy Temes said it was her understanding that it represented the smallest one.

Question: David Cavenee asked how wide the drive aisle was that went through the project.

Answer: Amy Temes said that Fire Code required it be 26 feet.

Question: David Cavenee asked if there were any concerns with it being just a single wraparound with no cut throughs.

Answer: Amy Temes said that Fire has seen the preliminary Development Plan and they initially had discussed it being gated, but other than that they didn't have any further comment except to make sure that they were within 15' to 30' of the building, so that a ladder apparatus could extend an aerial ladder. She said she had done some rough measurements and thought they were meeting that requirement.

Question: David Cavenee asked if Staff had any concern with the density. He said the project seems very dense. He said he appreciates that they are minimizing overlooks into the neighborhood, but he said it seemed very dense with that many units on that number of acres.

Answer: Amy Temes said that Staff is supportive of the project, noting that the project is within the Gateway Character Area and close to Cooley Station. She said they are looking for Multi-Family density in that area. She said Staff is not overly concerned with the density.

Question: David Cavenee asked what the adjacent property was along the east boundary.

Answer: Amy Temes said it was a storage facility with some outdoor RV storage and roll-up storage and there was also an automotive repair facility near Williams Field.

Question: David Cavenee asked if there was a required perimeter fence height that they were asking the applicant to meet.

Answer: Amy Temes said there is an existing wall around the property on three sides and said that it was between 7' and 8' on all sides.

Comment: David Cavenee said that a 7' or 8' wall should conceal the trash enclosures. He noted that they were on the non-residential side.

Comment: Carl Bloomfield said he was initially concerned with the density as well, because of the existing residential next door to the project. He said that it sounded like Staff had worked to address the concerns raised by the neighbors.

4. DR17-1175, CHRISTIAN BROTHERS AUTOMOTIVE: SITE PLAN, LANDSCAPE, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 0.75 ACRES, GENERALLY LOCATED SOUTH OF THE SOUTHWEST OF AUTO WAY AND PECOS ROAD, IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

Nathan Williams began his presentation on DR17-1175, Christian Brothers Automotive. He said the application was a Design Review application for a 3/4 acre property located on Pecos Road. He said it is located within the Motorplex, but faces Pecos Road. He said the Commission had previously seen the Service King to the north of this site. He shared the Overall Site Plan, which had been approved about a year ago. He also shared the location of Enterprise Rental and Sales. He said that the Service King and the Christian Brothers Automotive would be accessed on two approved access points on Pecos Road. He said the access points had been constructed with the Service King development and the Christian Brothers Automotive would utilize the shared drive aisle. He said that one of Staff's biggest concerns was making sure they had a permanent secondary access point. He noted the location of the access point for Fire and Trash pickup and exit and the one for customer vehicles to enter and exit. Planner Williams shared the Landscape Plan. He shared a standard site design that Christian Brothers has used in other locations in the area. He indicated that the applicant desired to go CD's at-risk. He shared the elevations, noting